

# ROMAGNA ALTA

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Residential complex with apartments and garages Municipality of Trieste - Via di Romagna 138-140-142-144

## TECHNICAL SPECIFICATIONS

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## 1 INTRODUCTION

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Romagna Alta is the project developed by V&M Srl whose partners over the years have implemented some of the most prominent real estate projects in Trieste. A project that combines innovation and tradition, modernity and naturality, capable of creating permanently evolving spaces and opening the way to new living perspectives.

The complex will include two buildings: Main House and Garden House, the first consisting of four above-ground levels for a total of eight apartments and the second consisting of three levels with one apartment per floor.

The entire complex is surrounded by greenery in a private, exclusive setting.

The cutting-edge construction techniques used guarantee an energy efficiency class A profile and a seamless integration between tradition and innovation. Romagna Alta is the place to be to enjoy life in peaceful surroundings, and at the same time, top class services.

Panoramic views through a green curtain of trees, airy gardens and charming outdoor living terrace space.

Romagna Alta is the place where to enjoy life in harmony with nature, a haven of peace between the buzz of the city and the sea - meeting and exceeding your every need and expectations.



## 2 STRUCTURE

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### 2.1 Foundations

The foundations will be of the spread type with foundation beams and footings.

### 2.2 Elevations and floors

The vertical structures will consist of reinforced concrete walls and, where necessary, steel pillars; the floors will be of the composite concrete and wood type for all the building floors with colourless impregnation treatment, or full slab concrete or a mixed steel and concrete structure.

Structure calculations will be in accordance with seismic zone 3 requirements.

### 3 INFILLS - DIVIDERS - PARTITIONS

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#### 3.1 Infill walls

The infill walls (honeycomb bricks or reinforced concrete masonry walls) can be insulated internally with sheets of wood-magnesite or dry insulation systems.

#### 3.2 Dividers

The dividers between construction units will be walls soundproofed with double plasterboard sheets and double metal structures with an insulating blanket with a total thickness of 25/30 cm.

The dividers between garage units will be in exposed Leca blocks with a thickness of 8 cm.

#### 3.3 Internal partitions

The partition walls in each apartment will be double plasterboard sheet and metal structures with an overall thickness of 10 or 12 cm.

#### 4 VENTILATED ROOF

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The roofing will be made of wood and concrete composite material with colourless impregnation treatment or full slab concrete.

The insulation system will be developed on the basis of thermotechnical calculations and the roof covering will be made partly of tiles or fire-painted seamed sheet metal and partly of accessible paved flat roofing.

## 5 PLASTERS

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The external walls will be covered with a thermal insulating layer with a superficial plaster layer of adhesive mortar with reinforcing mesh. Any internal concrete masonry walls will be applied premixed plaster consisting of a bottom layer and a final finishing layer of fine mortar. Some external walls may include support structures for vertical greenery systems.



## 6 FLOORS AND WALLS

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### 6.1 Screeds

A multi-layer screed will be laid on the floors, the bottom layer in concrete with lightweight polystyrene, the next in thermal-acoustic insulation material suitable for containing the underfloor heating system, with a top layer of self-levelling screed suitable for floor gluing.

### 6.2 Living and sleeping areas

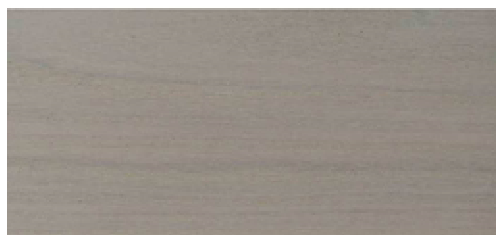
The flooring in the living rooms and bedrooms will be Maccani Pavimenti prefinished parquet, or similar equivalent, supplied as 12x100/120 cm strips, with the available variants being clear varnished natural oak essences, or alternatively, Dove grey and Old style.



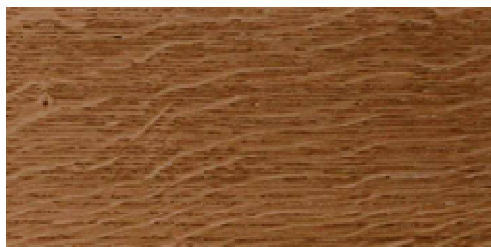
*Natural clear varnished*



*Cream*



*Dove grey*



*Old Style*



As an alternative, the Customer may opt for Florim porcelain tiles, or similar equivalent, with dimensions 60x60 or 30x30 cm, in various shades of grey or sandy beige.

A paste agent will be used as a grout colourant in the same shade as that used for the floor.



*Shades of grey*



*Shades of sandy beige*

### **6.3 Kitchens**

The kitchen floors will be tiled with Florim porcelain stoneware tiles, or similar equivalent, glued, with dimensions 60x30 to 30x30 cm in various colour shades.

The walls of the kitchens will be tiled with Florim porcelain stoneware tiles, or similar equivalent, glued, with dimensions 30x60 to 20x20 cm up to a height of 180 cm.

Tiling will only be applied on fitted walls and related edges to a total length of 60 cm.

A paste agent will be used as a grout colourant in the same shade as that used for the tiling.

### **6.4 Bathrooms**

The bathroom floors will be tiled with Florim porcelain stoneware tiles, or similar equivalent, glued, with dimensions 60x30 to 30x30 cm.

The walls of the bathrooms will be tiled with Florim Group porcelain stoneware tiles, or similar equivalent, glued, with dimensions 30x60 to 20x20 cm up to a height of 200 cm. The walls will all be tiled.

A paste agent will be used as a grout colourant in the same shade as the tiling.

### 6.5 Terraces and landings in common areas

The terrace floors will be partly wooden (floating “greenwood” type) and partly in Florim anti-freeze porcelain stoneware tiles, or similar equivalent, tile dimensions 30x60 cm, Natural Stone series, in shades of grey or beige.



*Shades of grey*



*Shades of beige*

Steps and landings on the stairs in common areas will be covered in full-body porcelain stoneware with non-slip treads, matching risers and skirting boards and 20x20 cm glued or natural limestone tiles.

### 6.6 Garages

Industrial concrete flooring will be laid in the garages with a hardening layer of spheroidal quartz.

### 6.7 Skirting boards

The skirting boards - where necessary - will be in ramin wood or porcelain stoneware up to a height of 8x1 cm.

## 7 WINDOWS

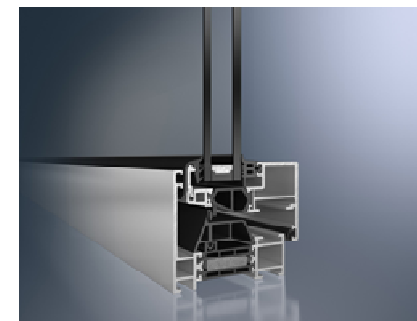
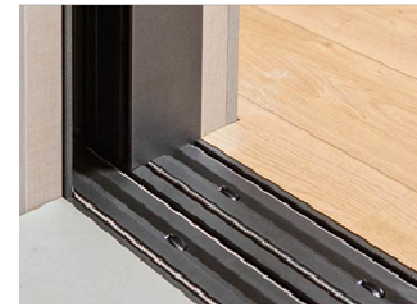
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### 7.1 External window frames

Windows and French doors will be Schuco branded aluminium, or other similar equivalent, with CE marking according to the UNI EN 14351-1 standard and able to meet the requirements of the "common directives for the agreement of external window frames".

The windows with sliding frames will have reduced profile thickness (cm 3), in order to maximise living comfort and efficiency and will be equipped with a linear threshold flush with the floor with its own water collection grid.

The windows will be sealed with an internal PVC gasket and an external EPDM gasket, with laminated double glazing consisting of 3+3 mm glass layers with low-emission treatment on all window and French door openings, with an interposed Pvb plastic sheet between each pair of layers to comply with accident prevention regulations in case of damage.



## **7.2 Internal doors**

The access doors to the various building units will be of the armoured type with internal lining in ivory-coloured lacquered wood and a security classification higher than 4.

The internal doors will be Danielli brand or similar equivalent doors, in hollow cored, veneered wood with an ivory-coloured lacquer finish and with accentuated horizontal grain, in contrast with the vertical grain on casings; the hinged door will be supplied complete with magnetic lock, key hole in satin-finished chrome or bronze with 3 concealed hinges with satin chrome finish.



## **7.3 Garage overhead doors**

The up-and-over garage doors will be in pre-painted sheet metal.

## 8 INTERNAL AND EXTERNAL PAINT FINISHING

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The interiors will be painted semi-washable white, while the external walls will have a thicker coating such as acrylic-siloxane plaster.



## 9 PARAPETS - RAILINGS - TINWORK

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The parapets of the balconies will be partly a masonry structure, partly a steel and partly a laminated glass structure with aluminium profiles in compliance with the applicable standards.



The flashings, tinsmithry and the drains will be made of agate grey pre-painted sheet metal.



## 10 PLUMBING

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The bathrooms, as resulting from the sales plans, will be equipped as appropriate with a toilet bowl with built-in cistern, washbasin, bidet, bathtub and shower tray. Cielo brand white porcelains (Smile or Enjoy series), or similar equivalent, with Fantini brand mixer taps, MYO series, or similar equivalent.

Connections and drains will be provided for the sink and dishwasher in the kitchen and for the washing machine in one bathroom.



*Cielo – Smile Series*



*Cielo – Enjoy Series*

## 11 HEATING AND AIR CONDITIONING SYSTEM

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The heating system will have a centralized boiler. A thermal plant will be built to be installed in a specially identified area, consisting of condensing boilers equipped with modulating burners capable of working constantly ensuring maximum efficiency; each apartment will be equipped with its own ambient chronothermostat and a calorie counter able to measure the exact heat consumption to be accounted for and to select the related heating times, duration and temperature level.

Heating (to be divided between the living and sleeping areas) will be obtained with radiant floor panels (the number of which will be calculated according to thermotechnical calculations.)

The production of domestic hot water will be centralised, controlled by the same boilers used for room heating and by a storage boiler of adequate capacity connected to a set of high efficiency flat solar panels capable of supplying a part of the domestic hot water requirements.

Each apartment will have provisions for the air conditioning system, with one split unit for the living area and one for the sleeping area.

## 12 ELECTRICAL SYSTEM

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The electrical system will have concealed piping, with Vimar Plana or similar equivalent outlets, without lighting fixtures, in the following quantities per apartment:

- Entrance:
  - 1 power source
  - 2 diverted power sources
  - 1 10/16 A socket
  - 1 telephone outlet
  - 1 videophone
  - 1 apartment control panel equipped with magnetothermic/differential circuit breakers
- Kitchen:
  - 5 16 A sockets
  - 2 power sources
  - 1 one-way power outlet,
  - 1 TV socket
- Living room:
  - 2 power sources
  - 1 one-way power outlet
  - 2 diverted power sources
  - 6 10/16 A sockets
  - 1 TV socket
  - 1 telephone outlet
- Double rooms:
  - 1 power source
  - 1 inverted power outlet
  - 2 diverted power sources
  - 5 10/16 A sockets
  - 1 TV socket
  - 1 telephone outlet



*Vimar – Plana series*

- Single rooms:
  - 1 power source
  - 2 diverted power sources
  - 4 10/16 A sockets
  - 1 TV socket
  - 1 telephone outlet
- Bathrooms:
  - 2 power sources
  - 2 one-way power outlets
  - 2 10/16 A sockets
- Storage:
  - 1 power source
  - 1 one-way power outlet
  - 1 10/16 A socket
- Closet:
  - 1 power source
  - 1 10/16 A socket
- Provision for Ethernet - Alarm system - Home automation

The garages and cellars will be equipped with a lighting system up to applicable standards in Rk tubes and watertight power sources; external light sources with ceiling lamps will be provided at the doors of terraces and gardens around the property.

A terrestrial antenna system will be installed with provision for a satellite system.

A photovoltaic system will be installed for the common areas.

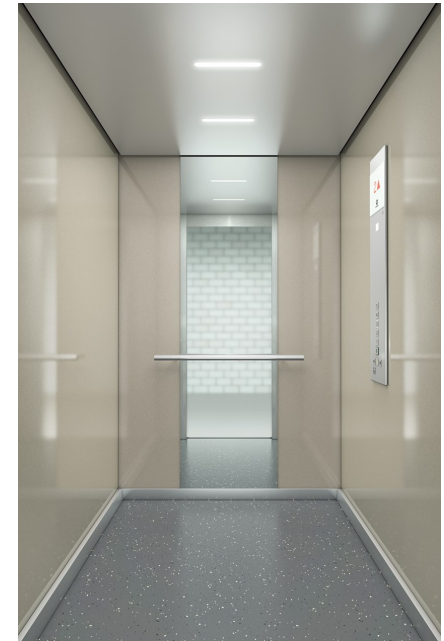
### 13 ELEVATOR

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Lifts will be installed according to applicable standards with capacity for 4 people or 480 kg, also suitable for disabled persons, selected from the Schindler 3300 Line or similar equivalent.

The interiors will have side and back walls in solid colour laminate, with mirror and straight handrail on the back wall, floor in grey synthetic granite and grey ceiling; the corner profiles and the plinth will be in anodized aluminium. The doors will be laminated telescopic sliding panels in grey painted aluminium. The side jambs and lintel will be finished with Piasentina stone slabs.

The control panel will be installed in the landing door frame on the last floor stop (no need for a special control cabinet enclosure). The elevator cabin and landing button panels will be in steel and glass with mechanically operated buttons.



## 14 OUTDOOR AREAS

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The lawn area surrounding the building will have connecting and access walkways in washed and crushed stone slabs or beton tiles.

The fencing around the site will be in plastic-coated rhomboidal mesh on painted steel posts and the access gate will be in painted steel.

## 15 ENERGY EFFICIENCY CLASS

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The energy performance will be Class A.



## 16 DISCLAIMER

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For easier identification of the properties, the floor plans of the apartments are approved and signed separately.

The apartment sizes, room layouts and measurements are quoted for guidance only and based on the planning drawings. Each apartment may be subject to normal changes and variations during construction.

However, it is understood that, to respond to technical-constructive requirements only, the project Management may authorise the addition of bins, casings, partitions, or technical ducting for system lines inside the apartments, even if not previously indicated in the agreed and signed plans.

In this case, the promissory purchaser has no right to any form of compensation from nor claims against the selling party. The promissory purchaser expressly acknowledges that, in the plans and graphs shown, the drawings showing bathroom fixtures, furniture or other such items are provided for guidance only and refer to a hypothetical and non-binding use of the rooms.

The Selling Company reserves the right to introduce any changes and variations to the items described in these specifications, provided that this does not affect their value or performance characteristics.

All systems are built in compliance with current safety provisions and declarations of conformity will be issued in the cases provided for by the applicable standards.

The measurements to scale taken from drawings, brochures, advertisements, etc. should not be considered valid.

In the event that unbundling of the following finishing materials is accepted: floorings, wall coverings/tiling, interior doors, bathroom fixtures, these will be quoted by deducting 20% from the purchase cost price for non-supply.

In the event that any changes to the following finishing materials are accepted: floorings, wall coverings/tiling, interior doors, bathroom fixtures, these will be quoted by deducting our cost price from the cost of the supply.

Any variations to the apartment interior will be checked in advance, in terms of urban planning and regulatory acceptability, by the design department of the Selling Company. Any unbundling and/or changes regarding any supplies will be quoted by the design department of the Selling Company and must be accepted and signed for agreement before the works concerned are carried out and 50% of the corresponding total amount must be paid, with the remaining 50% balance to be paid upon signing of the notary's deed of sale.

For anything not specified or not included in the above descriptions of the works, reference is to be made to the project drawings and to any provisions issued by the Works Management.